Zoning: R-4
CAC: North
Drainage Basin: Perry Creek
Acreage: 0.79
Number of Lots: 2

Planner: Ryan Boivin
Phone: (919) 996-2681
Applicant: Raleigh Custom Homes
Phone: (919) 410-5542
**Preliminary Subdivision Plan Application**

**Development Services Customer Service Center** | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

**Litchford Satellite Office** | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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When submitting plans, please check the appropriate review type and include the Plan Checklist document.

<table>
<thead>
<tr>
<th>Office Use Only:</th>
<th>Transaction # S40029</th>
<th>Project Coordinator</th>
<th>Team Leader: Boivin</th>
</tr>
</thead>
</table>

**PRELIMINARY APPROVALS**

- [ ] Subdivision *
- [x] Conventional Subdivision
- [ ] Compact Development
- [ ] Conservative Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District*

If your project has been through the Due Diligence process, provide the transaction #:

**GENERAL INFORMATION**

Development Name  North Ridge Bent Pine Subdivision

Proposed Use  two single family lots

Property Address(es)  6901 Bent Pine Place
                      Raleigh, NC

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

<table>
<thead>
<tr>
<th>PIN Recorded Deed</th>
<th>PIN Recorded Deed</th>
<th>PIN Recorded Deed</th>
<th>PIN Recorded Deed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1717352660</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

What is your project type?

- [ ] X  Single family
- [ ] Townhouse
- [ ] Subdivision in a non-residential zoning district
- [ ] Other (describe):

**OWNER/DEVELOPER INFORMATION**

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Raleigh Custom Homes Inc.</th>
<th>Owner/Developer Name</th>
<th>Tim Thompson</th>
</tr>
</thead>
</table>

Address  6736 Falls of Neuse Rd., Suite 300, Raleigh, NC  27615

Phone  919 395-1529  Email tim@raleighcustomhomes.net  Fax  919 847-2665

**CONSULTANT/CONTACT PERSON FOR PLANS**

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Alison A. Pockat, ASLA</th>
<th>Contact Name</th>
<th>Alison Pockat</th>
</tr>
</thead>
</table>

Address  106 Steep Bank Dr., Cary, NC  27518

Phone  919 363-4415  Email aapockat@earthlink.net  Fax
DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **R-4**

If more than one district, provide the acreage of each:

Overlay District?  ☐ Yes  ☐ X No

Inside City Limits?  ☐ X Yes  ☐ No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface **9,366 SF**  acres/sf  Flood Hazard Area  ☐ Yes  ☐ X No

Proposed Impervious Surface **11,000 SF**  acres/sf  Neuse River Buffer  ☐ Yes  ☐ X No

Wetlands  ☐ Yes  ☐ X No

If in a Flood Hazard Area, provide the following:

Alluvial Soils  Flood Study  FEMA Map Panel #

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots:  Detached  Attached

Total # of Single Family Lots  **2**  Total # of All Lots  **2**

Overall Unit(s)/Acre Densities Per Zoning Districts  **2.61 Units / acre**

Total # of Open Space and/or Common Area Lots  None

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate  **Alison A Pockat**  to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

_________________________  ____________________________
Signature  Owner, Raleigh Custom Homes

_________________________  Date  Dec. 12, 2017
Signature  Date
NORTH RIDGE BENT PINE
SUBDIVISION

6901 BENT PINE PL.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615
OFFICE PHONE - 919 385-1528
CONTACT: TIM THOMPSON

SITE DATA

ADDRESS: 6901 BENT PINE PLACE, RALEIGH, NORTH CAROLINA
PROJECTED WASTEWATER FLOW = 960 GPD
TOTAL PROPOSED IMPERVIOUS SURFACE AREA = 11,000 SF
LOT 2 - MAXIMUM ALLOWED IMPERVIOUS AREA = 6,583 SF
LOT 1 - MAXIMUM ALLOWED IMPERVIOUS AREA = 6,120 SF
THE MAXIMUM ALLOWED IMPERVIOUS AREA IS 38%
AREA TO BE DEDICATED TO RIGHT OF WAY - 0 SF
LOT 2 - 17,325.5 SF - 0.40 AC
LOT 1 - 16,106.2 SF - 0.37 AC
PROPOSED USE - TWO RESIDENTIAL LOTS
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 25 = 28%
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 9,366 SF
TOTAL SURFACE AREA FOR LOT = 33,429 SF, 0.767 ACRES

GRAND POINT NORTH RIDGE, SECTION 1, PART A
THE SITE IS A SUBDIVISION OF LOT NO. 25,
PROPOSED USE - LOW DENSITY RESIDENTIAL
NEUSE RIVER BASIN
WATERSHED:  LOWER NEUSE
CITIZENS ADVISORY COUNCIL - NORTH CAC
LESS THAN 10 UNITS PER AC - HOMESTEAD
LAND CLASS:  LOW DENSITY RESIDENTIAL - LESS THAN 10 UNITS PER AC - HOMESTEAD
ZONING:  R-4
PIN #: 1717352660                ACREAGE: 0.767 ACRES
ADDRESS: 6901 BENT PINE PLACE, RALEIGH

TRANSACTION NUMBER: 540029
RALEIGH CASE NUMBER: S-92-17

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH WSP CODE STANDARDS AND SPECIFICATIONS.
THIS DEVELOPMENT CREATES TWO SINGLE FAMILY LOTS. THESE LOTS WILL BE PROVIDED WITH CITY SOIL WHITE COLLECTION THROUGH THE USE OF 48 GAL ROLL-Out CARTS SIMILAR TO THE CURB. SOIL WHITE COLLECTION WILL BE IN COMPLIANCE WITH PART 2, PART 2 SOIL WHITE SERVICES OF THE RALEIGH WSP CODE AND THE CITY OF RALEIGH SOIL WHITE COLLECTION DESIGN MANUAL.
RALEIGH REVIEW COMMENTS

STORM WATER COMMENTS

FEET

ON PLAN. WEIR BOTTOM TO BE FLAT AND 6" ABOVE THE SURFACE

1. PLANTING SOIL IS TO BE A SANDY LOAM WITH A MINIMUM CLAY

NOTE:

RAINGARDEN

NTS

C2    N42-46-34E  75.72   49.86  85.99  98-48-59
C1      S-54-31-57E  54.72   49.86  57.93  66-34-01

CURVE TABLE

CITIZENS ADVISORY COUNCIL - ZONING - R-4

PRIOR TO SUBDIVISION OF LOT

THESE STRUCTURES ARE TO BE DEMOLISHED

HOUSE, SHED, POOL HOUSE - 3,153 SF

LOT 2 - 17,325.5 SF - 0.40 AC

LOT 1 - 16,106.2 SF - 0.37 AC

PIN NUMBER - 1717352660

AT LEAST ONCE ANNUALLY, REMOVE EXCESS SEDIMENT, ESPECIALLY FROM THE UPSTREAM

NOTE:

X 3' LONG - BOTTOM

D

S

D

S

D

S

10"

3.0'